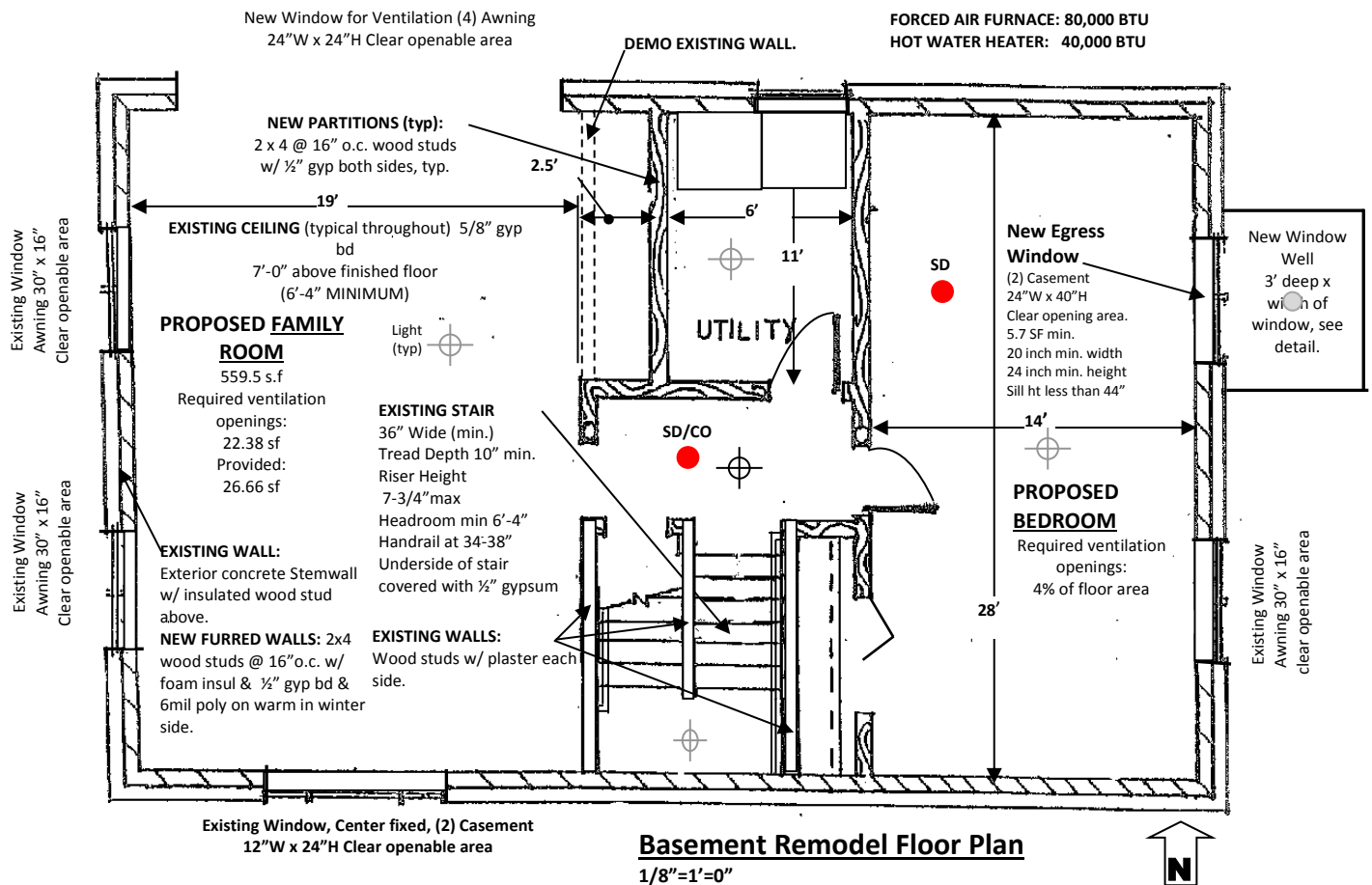


Residential Basements Finishing and Remodeling

Existing International Residential Code (IRC) Dwellings and Townhouses regulated by the 2015 Minnesota State Building Code, Chapter 1309.

Example floor plan:



Please include the following information on the plans for basement finishing or remodeling projects:

- Indicate existing uses vs. proposed use of all basement areas. Clearly indicate existing construction and uses and new construction and uses.
- Please provide plans drawn to scale at not less than 1/8" = 1'-0". Indicate the scale of all drawings provided with the permit application.
- New construction must be clearly indicated on plans. Show the components of wall section. See the Wall Section handout for an example of a wall section drawing
- If furnace and/or water heater room are modified, room size and equipment BTU's must be indicated.

- Emergency egress windows are required in basements. All sleeping rooms require an emergency egress window. If there is a sleeping room in the basement with an egress window, another egress window need not be provided in the basement except in other sleeping rooms.
- Compliance with light and ventilation requirements must be shown. Artificial light may be provided in lieu of glazing. Mechanical ventilation may be provided in lieu of clear opening area, but this must be specified on the plan. When clear opening area provides required ventilation, areas of rooms and required ventilation area calculations must be provided and each opening must be specified on the plan.
- Ceiling height must be indicated on plans. Ceiling finish must be indicated.
- Stairs, new or existing, must be fully described, including width, riser height, tread depth, headroom, handrail location and its height above treads, guard (if applicable) height and baluster spacing, and landing width and depth.
- MBC Section r314 Smoke Alarms. **R314.3.1 Alterations, repairs, and additions.** An individual dwelling unit shall be equipped with smoke alarms located for new dwellings when:
 1. Alterations, repairs (including installation or replacement of windows or doors), or additions requiring a permit; or
 2. One or more sleeping rooms are added or created in existing dwellings.

See the current Minnesota Residential Code for specific requirements related to your project. You may also view a summary of residential building code requirements in the [Residential Code Requirements Summary](#) handout.